



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, December 7, 2021 7PM

Meeting will be hybrid: held both in person and via zoom.
In person meeting will be held in Conference Room A at Essex Town Hall.

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/85623740548?pwd=NWJnc3NwLzRmYzZ6NVhSb2J3bHBVdz09>

Meeting ID: 856 2374 0548

Meeting Password: 292478

Dial:+1-646-558-8656

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
 - November 9, 2021 Regular Meeting
3. **Public Hearings**
 - **PZC Application 21- 7 Text Amendment to add Section 105 Route 9 Gateway Special Development District** to serve as a floating zone that would be permitted through a two-step Map Amendment and Special Exception application process which would allow specific uses and bulk standards as stated in the proposed section. *Applicant: Planning and Zoning Commission (Application Received August 4, 2021; Public Hearing opened October 5, 2021, continued to November 9, 2021, continued to December 7, 2021.)*
 - **PZC Application 21-9 Text Amendment to Section 40A.1. of the Zoning Regulations** to not allow applications for Marijuana Dispensaries and/or Producers within the Town of Essex. *Applicant: Roger J. Kern (Public Hearing opened November 9, 2021, continued to December 7, 2021.)*
 - **PZC Application 21-10 Text Amendment to Section 40A.1. of the Zoning Regulations** to implement a moratorium for a period of 6 months where no application will be accepted, considered or approved and no zoning permits will be issued pertaining to marijuana dispensaries and/or producers. *Applicant: Planning and Zoning Commission (Public Hearing opened November 9, 2021, continued to December 7, 2021.)*

- **PZC Application 21-11 Special Exception for 7 Main Street** for the conversion of the existing building to retail and proposed second floor addition within the building footprint for warehouse, storage, breakroom, offices and mechanicals.
Applicant: Essex Village Enterprises, LLC Owner: Liberty Bank

4. Old Business/Action Items

- **PZC Application 21- 7 Text Amendment to add Section 105 Route 9 Gateway Special Development District** *Applicant: Planning and Zoning Commission*
- **PZC Application 21-9 Text Amendment to Section 40A.1.of the Zoning Regulations** *Applicant: Roger J. Kern*
- **PZC Application 21-10 Text Amendment to Section 40A.1.of the Zoning Regulations** *Applicant: Planning and Zoning Commission*
- **PZC Application 21-11 Special Exception for 7 Main Street** *Applicant: Essex Village Enterprises, LLC Owner: Liberty Bank*
- **Modification to Subdivision Plan- Planning Commission Application No 2-07- Landmark Interests, LLC, 3 lot subdivision. Property now owned by Essex Glen, LLC.** Modification pertains to the “as-built” drainage in the right-of-way for Essex Glen Road. Removal of condition requiring a sidewalk in lieu of turnaround at the cul-de-sac at Essex Glen Drive. The modification is to be provided to Robert Doane, designated Agent for the Planning Commission (now the P&Z) for his recommendation to the Commission. *(Continued on March 2, April 6, May 4, June 1, July 6, August 3, September 7, and November 9, 2021)*

5. Receipt of New Applications

- **PZC Application 21-12 Special Exception for 49 Plains Road** for a 12,325 sq ft addition to the existing building to be used for Boar’s Head business and for rental space in accordance with uses permitted under Section 90.
Applicant/Owner: Piage Management Corp

6. Appointments/Reports from Committees and Officers

- Lower CT River Valley Council of Governments
 - o Regional Housing Plan
- Economic Development Commission
- Plan of Conservation and Development
- Election of Officers
- Adoption of 2022 Meeting Schedule

7. Staff Reports

- o Town Planning Consultant
 - o Discussion Re: Accessory Dwelling Units
- o Land Use Official

8. Correspondence

- Discussion Re: 63 South Main Street

9. Adjournment

- Next scheduled regular meeting is **Tuesday, January 4, 2022**

Jane Siris, Vice Chairman/Clerk

Please note this is a summary of the applications being heard at this meeting. The full applications are available at the Town Hall or at the Town's website <https://www.essexct.gov/planning-and-zoning-commission>